

108.0

0002

0035.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

881,300 /

881,300

USE VALUE:

881,300 /

881,300

ASSESSED:

881,300 /

881,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
63		TOMAHAWK RD, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	TOULOPOULOS WILLIAM S-ETAL	
Owner 2:	TOULOPOULOS KATHLEEN M	
Owner 3:		

Street 1: 63 TOMAHAWK ROAD
 Street 2:

Twn/City: ARLINGTON
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 02474 Type:

PREVIOUS OWNER
 Owner 1:
 Owner 2:
 Street 1:
 Twn/City:
 St/Prov: Cntry:
 Postal:

NARRATIVE DESCRIPTION
 This parcel contains 8,177 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1961, having primarily Wood Shingle Exterior and 2578 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8177		Sq. Ft.	Site		0	70.	0.81	4									465,719						465,700	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	
101		8177.000	415,600		465,700	881,300		
Total Card		0.188	415,600		465,700	881,300	Entered Lot Size	
Total Parcel		0.188	415,600		465,700	881,300	Total Land:	
Source:	Market Adj Cost			Total Value per SQ unit /Card:	341.85	/Parcel: 341.8	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	415,600	0	8,177.	465,700	881,300	881,300	Year End Roll	12/18/2019
2019	101	FV	321,600	0	8,177.	465,700	787,300	787,300	Year End Roll	1/3/2019
2018	101	FV	321,600	0	8,177.	399,200	720,800	720,800	Year End Roll	12/20/2017
2017	101	FV	321,600	0	8,177.	372,600	694,200	694,200	Year End Roll	1/3/2017
2016	101	FV	321,600	0	8,177.	319,300	640,900	640,900	Year End	1/4/2016
2015	101	FV	291,300	0	8,177.	286,100	577,400	577,400	Year End Roll	12/11/2014
2014	101	FV	291,300	0	8,177.	264,800	556,100	556,100	Year End Roll	12/16/2013
2013	101	FV	291,300	0	8,177.	252,500	543,800	543,800		12/13/2012

SALES INFORMATION

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
		18239-169		6/1/1987		305,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/30/2012	544	Redo Kit	15,975					

ACTIVITY INFORMATION

Date	Result	By	Name
8/21/2018	MEAS&NOTICE	CC	Chris C
6/11/2012	Info Fm Prmt	MM	Mary M
5/29/2009	Measured	189	PATRIOT
11/29/1999	Mailer Sent		
10/27/1999	Measured	256	PATRIOT
8/27/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA _____ / _____ / _____



EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type:	18 - Raised Ranch			Full Bath:	2	Rating:	Good														
Sty Ht:	1 - 1 Story			A Bath:	Rating:																
(Liv) Units:	1	Total: 1			3/4 Bath:	Rating:															
Foundation:	1 - Concrete			A 3QBth:	Rating:																
Frame:	1 - Wood			1/2 Bath:	1	Rating:	Good														
Prime Wall:	1 - Wood Shingle			A HBth:	Rating:																
Sec Wall:	8 - Brick Veneer	15%		OthrFix:	Rating:																
Roof Struct:	2 - Hip				OTHER FEATURES																
Roof Cover:	1 - Asphalt Shgl				Kits:	1	Rating:	Excellent													
Color:	WHITE			A Kits:	Rating:																
View / Desir:				Fpl:	2	Rating:	Good														
GENERAL INFORMATION				WSFlue:	Rating:																
Grade:	C+ - Average (+)			CONDOS INFORMATION																	
Year Blt:	1961	Eff Yr Blt:			Location:																
Alt LUC:				Total Units:																	
Jurisdict:	G13	Fact: .			Floor:																
Const Mod:				% Own:																	
Lump Sum Adj:				Name:																	
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN									
Avg Ht/FL:	STD			Phys Cond:	GD - Good	18. %		Exterior:				No Unit	RMS	BRS	FL						
Prim Int Wall:	2 - Plaster			Functional:				Interior:				1	8	4							
Sec Int Wall:			%	Economic:				Additions:													
Partition:	T - Typical			Special:				Kitchen:													
Prim Floors:	3 - Hardwood			Override:				Baths:													
Sec Floors:			%	Total:			18.6 %	Plumbing:													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:													
Subfloor:				Basic \$ / SQ:				Heating:													
Bsmnt Gar:	2			95.00				General:													
Electric:	3 - Typical			Size Adj.: 1.22628975				COMPARABLE SALES													
Insulation:	2 - Typical			Const Adj.: 1.01444352				Rate	Parcel ID	Typ	Date	Sale Price									
Int vs Ext:	S			Adj \$ / SQ: 118.180																	
Heat Fuel:	2 - Gas			Other Features: 135904																	
Heat Type:	1 - Forced H/Air			Grade Factor: 1.10																	
# Heat Sys:	1			NBHD Inf: 1.00000000																	
% Heated:	100			NBHD Mod:																	
Solar HW:	NO			LUC Factor: 1.00																	
% Com Wall:			% Sprinkled:	Adj Total: 510587				WtAv\$/SQ:	AvRate:	Ind.Val											
MOBILE HOME				Depreciation: 94969				Juris. Factor:	1.00	Before Depr:	130.00										
				Deprecated Total: 415618				Special Features:	0	Val/Su Net:	116.81										
								Final Total:	415600	Val/Su SzAd:	228.10										
SPEC FEATURES/YARD ITEMS												PARCEL ID				108.0-0002-0035.A					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value			
2	Frame Shed	D	Y	1	10X12	A	AV	2006	0.00	T	10.4	101									
More: N	Total Yard Items:				Total Special Features:								Total:								

The sketch shows a rectangular property outline divided into several sections. The main area is labeled '22'. To the left is a section labeled 'WDK (224)' with '14' units. To the right is a section labeled 'FFL (256)' with '16' units. Below the main area is a section labeled 'LLV (1512)' with '28' units. A small section at the bottom left is labeled '2 FFL (54)' with '27' units.

IMAGE AssessPro Patriot Properties, Inc